039.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	730,900 / 730,900
					USE VALUE:	730,900 / 730,900
					ASSESSED:	730,900 / 730,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		RIVER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GERBERICK ADAM K &
Owner 2:	DIBONA PAMELA A
Owner 3:	
Street 1:	53 RIVER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GRUNKO ZACHARY P/AMINA -
Owner 2:	-
Street 1:	53 RIVER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,300 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1920, having primarily Wood Shingle Exterior and 1495 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6300.000	243,700		487,200	730,900
Total Card	0.145	243,700		487,200	730,900
Total Parcel	0.145	243,700		487,200	730,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.06 | /Parcel: 489.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	26019
GIS Ref	
GIS Ref	
Insp Date	11/09/18

!3222!

PREVIOUS ASSESSMENT

Parcel ID: 039.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	243,700	0	6,300.	487,200	730,900	730,900	Year End Roll	12/18/2019
2019	101	FV	204,700	0	6,300.	517,700	722,400	722,400	Year End Roll	1/3/2019
2018	101	FV	204,700	0	6,300.	377,600	582,300	582,300	Year End Roll	12/20/2017
2017	101	FV	204,700	0	6,300.	328,900	533,600	533,600	Year End Roll	1/3/2017
2016	101	FV	204,700	0	6,300.	280,100	484,800	484,800	Year End	1/4/2016
2015	101	FV	192,200	0	6,300.	274,100	466,300	466,300	Year End Roll	12/11/2014
2014	101	FV	189,600	0	6,300.	225,300	414,900	414,900	Year End Roll	12/16/2013
2013	101	FV	189,600	0	6,300.	214,400	404,000	404,000		12/13/2012

PRINT

Date	Time
12/10/20	18:31:45

LAST REV

Date	Time
09/09/19	11:20:08
apro	
3222	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRUNKO ZACHARY	61710-498		4/30/2013		460,000	No	No		
LYNCH LEO J & M	46801-527		1/10/2006		422,600	No	No		
	11863-471		7/14/1970		21,000	No	No		N

USER DEFINED

Prior Id # 1:	26019
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/28/2017	333	Solar Pa	1,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
2/11/2009	Meas/Inspect	189	PATRIOT
6/17/2006	MLS	HC	Helen Chinal
4/1/2000	Inspected	270	PATRIOT
3/1/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	80.	0.97	1									487,202						487,200	

Total AC/HA: 0.14463 | Total SF/SM: 6300 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 487,202 | Spl Credit | Total: 487,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	84516
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353147
Depreciation:	109476
Depreciated Total:	243672

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

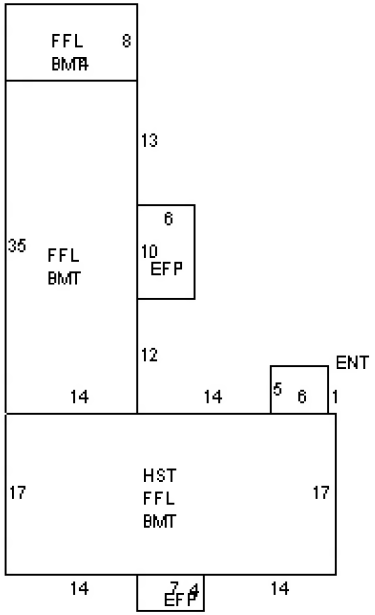
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	86.73
Final Total:	243700	Val/Su SzAd	163.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,197	42.520	50,897
FFL	First Floor	1,197	141.740	169,658
HST	Half Story	298	141.740	42,166
EFP	Enclos Porch	88	58.160	5,118
ENT	ENTRY	30	26.400	792
	Net Sketched Area:	2,810	Total:	268,631
Size Ad	1494.5	Gross Are	3107	FinArea 1495

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	FR	1970	0.00	T	49	101						

More: N | Total Yard Items: | Total Special Featues: | Total: